

**SUPPLEMENTARY MATERIALS**  
**CITIZENS TO PRESERVE LINCOLN COMMUNITY**  
**October 15, 2008**  
**SPEX 2007-0048**

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# How many people is appropriate? What standard should be applied?

SOURCE	INTENSITY OF USE RATIO (people/acre)	NUMBER OF PEOPLE
AR-1 Comparable Use Type (average)	2.1	13
AR-1 for 5.9 acres	2.6	16
Elementary school < 15 pupils	3.0	18
Day/Boarding camp	2.5	15
Small scale	1.8	11
Medium scale	1.8	11
Large scale	1.6	10
Village Montessori in Village of Bluemont	3.5	21

**Springdale Montessori School  
Special Exception 2007-0048  
Proposed Conditions for Approval  
(Annotated)**

As stated before, The Citizens to Preserve Lincoln Community asks this Commission for a denial of the application. However, if it does approve it, we ask the Commission to consider the following conditions for approval:

**CONDITION 1:      LIMITATION ON HOURS OF OPERATION**

Limit operation of child care center and school from 9:00 to 4:00 p.m. inclusive of drop off and pick up.<sup>1</sup>

**CONDITION 2:      LIMITATION ON NUMBER OF STUDENTS**

No more than eighteen (18) children on the property at any one time.<sup>2</sup>

Maximum of thirty-six (36) total children for the uses if applicant operates two different, non-overlapping sessions per school day.

**CONDITION 3:      LIMITATION ON YEAR ROUND OPERATIONS**

The child care center and school shall operate no more than 36 weeks per year and not operate any summer program.<sup>3</sup>

**CONDITION 4:      LIMIT EXPANSION OF BUSINESS**

Applicant must relocate to a commercially zoned space if growth increases over 18 children at any one time (up to 36 maximum children if applicant holds two non-overlapping sessions per day).<sup>4</sup>

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<sup>1</sup> For detailed explanation and rationale, see Memo, Condition 1, located at Tab, Conditions in Volume 1 of materials provided by Citizens to Preserve Lincoln Community on September 18, 2008.

<sup>2</sup> For detailed explanation and rationale, see Memo, Condition 2, located at Tab, Conditions in Volume 1 of materials provided by Citizens to Preserve Lincoln Community on September 18, 2008.

<sup>3</sup> For detailed explanation and rationale, see Memo, Condition 3, located at Tab, Conditions in Volume 1 of materials provided by Citizens to Preserve Lincoln Community on September 18, 2008.

<sup>4</sup> See discussion in Zoning Ordinance under Section 5-614 regarding the rationale for incubating a small business and then moving it to a more appropriate commercially zoned location. See also Rural Economic Policy #14.

### **CONDITION 5:     NOISE LEVEL STANDARDS**

The applicant must comply with the noise level standards as set forth in 1993 Zoning Revised Ordinance, Section 5-652(B), to include no music after 10 p.m.<sup>5</sup>

### **CONDITION 6:     LIGHT AND GLARE LEVEL STANDARDS**

The applicant must comply with all exterior lighting standards as specified in the 1993 Revised Zoning Ordinance, Section 5-652(A).

The only exterior lighting for security pursuant to Section 5-652(A)(3) should be one shielded light at each point of egress from the main building and/or barn (attached to the building and not put on a pole) that adequately eliminates the impact of light and glare on adjoining residential parcels between 10 p.m. and 6 a.m.<sup>6</sup>

### **CONDITION 7:     SUFFICIENT LANDSCAPING & BUFFERING**

The applicant must comply with the following landscaping/buffering/screening requirements<sup>7</sup>:

- (1) Buffer. The use shall comply with the landscaping and screening standards of 5-653 (A) and in addition shall comply with Type 4 buffering requirements on all sides and rear lot lines as set forth in Section 5-1414(b) to mitigate the impact on the residences.
- (2) Parking Areas. Parking areas shall be screened to comply with the requirements of Section 5-653 (B)
- (3) Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site
- (4) Because applicant's "use" is intended for the entire parcel, require a condition of application of the standards in 5-653(A) should be placed on the entire perimeter of the property as well as screening the specific uses of the parking lot, the playground(s), the barn, and the main building.

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<sup>5</sup> For detailed explanation and rationale, see Memo, Noise, located at Tab, Section 6-1300 Standards in Volume 1 of materials provided by Citizens to Preserve Lincoln Community on September 18, 2008.

<sup>6</sup> For detailed explanation and rationale, see Memo, Light, located at Tab, Section 6-1300 Standards in Volume 1 of materials provided by Citizens to Preserve Lincoln Community on September 18, 2008.

<sup>7</sup> See information provided at Tab, Section 6-1300 Standards in Volume 1, and also Memorandum, Hall Property, enclosed with Supplemental Materials filed October 15, 2008.

**CONDITION 8:      PROTECTION OF STREAM CORRIDORS**

No portion of the parking lot area or driveway may be located in the 50 foot stream corridor management buffer.<sup>8</sup>

**CONDITION 9:      NON-TRANSFERABILITY OF APPROVED USES**

The approval of the uses is personal to applicant and conditioned on the development rights not running with the land and non-transferability of the approval if the applicant sells, leases or transfers the property or the business uses.<sup>9</sup>

**CONDITION 10:      BOND AND GUARANTEES**

The approval of the uses should be conditioned on applicable bonds and guarantees to ensure compliance with the conditions of acceptance.<sup>10</sup>

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<sup>8</sup> See information provided at Tab Section 6-1300 Standards in Volume 1, and Memo, Traffic Issues, from Thom Hall & Citizens to Preserve Lincoln Community enclosed with Supplementary materials filed October 15, 2008.

<sup>9</sup> We will be frank. We fully expect the Nordahls to sell this business in a short time after securing the special exception, either before or after the creation of the business. Even so, there is the possibility that they could sell the business, but keep the lease on the land. We are asking for this protection upon not only sale of the land, but also sale or other lease or transfer of the business.

<sup>10</sup> See Memo on Miscellaneous Issues in Supplementary Materials filed on October 15, 2008 at Section 6.

## MEMORANDUM

To: Loudoun County Planning Commission  
From: Citizens to Preserve Lincoln Community  
Date: October 15, 2008  
Re: SPEX 2007-0048 Miscellaneous Issues

1. **Impact on Aquifer.** Has anyone done a draw down test with a monitoring of neighboring wells to determine impact of 117 children plus faculty plus resident(s)?
2. **Landscape Slide in Applicant's PowerPoint Presentation.** This landscape proposal has not been officially submitted to the Planning Department so that visual is not a binding document. To date, there is no record upon which the Planning Staff or the public can rely that indicates a landscape buffering plan. There was a submission originally but it was removed by the applicant.
3. **Hours of Operation.** In applicant's submission of September 18, 2008 to the Commission, applicant provided a memo entitled Operational Hours and Program Schedule in which it **states** that its hours of operation will be 7:30 a.m. to 6:00 p.m.. In its prior filings, it requested approval of 7:30 a.m. to 5:30 p.m. We urge the County to limit the hours to 9 a.m. to 4 p.m. (see Tab, Conditions in Volume 1, included again in this supplementary submission of materials to the Commission).
4. **Availability of Before and After School Care.** Applicant asserts in its responses to questions from the briefing session (see A-9, submitted September 18, 2008) that it will have 30% of the 3-5 year old program that will not receive any before or after school care. We believe that statement is erroneous and that applicant will offer before and/or after school care to all 117 students. There is nothing precluding a parent of a child attending a morning half day program from receiving before school care. Their answer to A-19 refutes what they state previously in A-9. At A-19 applicant states: "Parents will be able to choose a half day or full day program and before and after school enrichment programs."
5. **Children Outside on the Property.** Applicant states in A-29(b) that small groups of children will be outside the playground as part of its educational activities. Applicant states on its website it intends to use the entire property. Please bear that in mind when setting any conditions related to outdoor use and acceptable noise levels that the children will not be confined to the playground area. Please be very specific as to how many children can be outside on the property both inside and outside of the playground at any one time.

Also, please consider the proposed use of the outdoors is much more like a day camp than a day care. Day camps in AR-1 require 15 acres minimum, presumably because outdoor activities need more buffering.

**6. Status of Legal Entity Operating School.** Springdale Montessori School LLC is a for profit limited liability company in Virginia (certificate of organization issued September 18, 2007) Its registered agent is Benny Nordahl. In stark contrast to a nonprofit entity, a limited liability company has little publicly available information.

We urge you to bear that in mind when setting conditions. We ask you to consider what responsibility the county will take for monitoring applicant's compliance of conditions—especially those as to number of children. Conditions with verifiable standards (such as noise levels at the property line) identify zoning violations in a way that is practical.

**7. County Educational Savings Presented by Applicant in PowerPoint Presentation is Misleading.** Parents looking for private education do not turn instead to the public schools if a private school option is off the table. They simply look to another private school. In addition, under applicant's plans for 90 children in child care, there is no cost savings to the county as it does not provide public child care to citizens.

**8. Vision & Mission Statement.** If pertinent to citizen comment, we noted it was referenced in Applicant's responses to the Commission's questions in the briefing session, but was not provided



## MEMORANDUM

To: Loudoun County Planning Commission  
From: Thom Hall, Citizens to Preserve Lincoln Community  
Date: October 15, 2008  
Re: SPEX 2007-0048 Springdale Parking

The intent of this letter is to expound upon and clarify the points I made about the deficiencies of the Springdale parking lot for SPEX 2007-0048. As stated in the referrals from the Zoning Department, the applicant has more than one use and the requirements of ALL uses must be met. This letter will address the points I made briefly in my 2 minutes allotted to speak to you on September 18<sup>th</sup> and follows the same order I raised them before in the public hearing:

1. Inadequate Number of Parking Spaces
2. Impermissible Expansion of the Driveway in the 50 Foot Stream Management Buffer
3. Dangerous Placement of Some Parking Spaces
4. Dangerous Placement of Loading/Unloading Spaces
5. Turnaround Problems in Parking Lot
6. Environmental Impact on Stream from Parking Lot
7. Failure of Driveway Expansion to Comply with FSM and resulting Expansion of Driveway in Floodplain

### 1. Number of Parking Spaces.

#### **Resident Owner/Manager**

The applicant is proposing a child care center, a school and has a residence as stated in their responses to referrals dated February 21, 2008, page 2 – “one bedroom will remain in the school after it is opened”. Also, the applicant told my wife and me that there will probably be a school employee living on the premises. According to the Zoning Ordinance they are required to provide **2 spaces** for a resident/owner/manager.

#### **Child Care Employees/ School Employees**

For child care, the applicant shows their calculation on the first sheet of their plat. They show child care (90 children) = 18 spaces and 6 employees = 6 spaces. Again in their responses dated February 21, 2008, page 15 – “There will be a total staff (faculty & administration) of 20 adults, although not necessarily at one time.” Are they trying to tell this Commission that they are going to have 6 people run the day care for 90 children and they need the remaining 14 people to run the school of 27 students? Obviously, some of the support staff and administrative staff will run both the child care and the school. The only fair way to look at it, is to proportionally divide the staff according to the percentage of children in each program. Therefore,

$$90/117 = 77\% \times 20 \text{ staff} = 15 \text{ employees.}$$

It follows then that calculation for the child care should be:

**90 children = 18 spaces + 15 staff = 33 spaces.**

The calculation for the school seems correct for the barn, but I would have to question if the students are going to use any rooms in the main house. If they are, those rooms need to be added to the parking counts for the school.

In summary, they should have to demonstrate that they can provide the following parking spaces:

<b>RESIDENT/OWNER/MANAGER</b>	<b>2 SPACES</b>
<b>CHILD CARE (90 CHILDREN)</b>	<b>18 SPACES</b>
<b>EMPLOYEES</b>	<b>15 SPACES</b>
<b>SCHOOL</b>	<b><u>4 SPACES</u></b>
<b>TOTAL SPACES NECESSARY</b>	<b>39 SPACES</b>

## **2 Impermissible Expansion of Driveway in Stream Management Buffer**

. My second point addressed expansion of the driveway. Throughout the referral process Community Planning repeatedly requested the applicant to “delineate all stream corridor resources, including the 50 foot management buffer adjacent to the floodplain”. When I asked why it was so important to delineate the 50 foot buffer, I was told that the buffer is the area that is generally viewed to be protected from disturbance in order to protect the stream.

If this were undeveloped land, the Planning Department told me, that they would not allow the driveway to be in the buffer zone. Now, I understand that the existing driveway is in the 50 foot buffer. Tell me please, where is the logic in allowing EXPANSION of the driveway in an area, where if there were no existing conditions, you would not allow the driveway itself?

**Remember, this expansion is proposed to occur in the 50 foot management buffer as well as on moderately steep slopes.** I think the protection of our stream should take precedence over a large scale for profit venture.

## **3. Dangerous Nature of Parking Spaces**

My third point brought up the safety and sanity of the placement of some of the parking spaces.

First, you must realize that this site, with its flood plain, steep and moderately steep slopes, streams, bridges, existing structures and location within a historic district is a very difficult site, upon which to locate enough parking spaces for such a large scale commercial endeavor. As a result of this difficulty, the applicant has designated 3 parking spaces that fly in the face of common sense and in fact **place the children and parents in danger.**

- a) The first space is the handicapped space. When a parent leaves this space, assuming they have pulled in face first, they must back out almost all the way across the entrance to the site on Lincoln Road, effectively blocking both ingress and egress to the site. One hopes they won't encounter someone darting into the site from Lincoln Road, trying to "beat" a north bound vehicle.
- b) The second space is just down from the HC space at the top right hand side of the driveway. The person that parks here has to be careful when opening their door since they are now in the driveway. They have taken up a minimum of 8ft. and up to 11ft. (with their door opened) of an 18' driveway, which is also serving as both ingress and egress to the parking lot. The child and parent/greeter must now walk ~ 112ft. **INSIDE THE WIDTH OF THE DRIVEWAY** to get to the door that will serve as the entrance for the children. This makes no sense **and poses a safety hazard to the children.**
- c) The third space that is questionable is the one that is at the bottom of the driveway (remember this is on a Moderately Steep Slope). The same argument applies to this space as the previously discussed space—you are in the driveway when you exit your vehicle. This space also effectively blocks access to the entrance door of the school. A driver must parallel park in this space with children and greeters/parents walking around it to enter the building!

#### 4. Dangerous Loading/Unloading Spaces.

My fourth point addressed the loading and unloading spaces delineated on the Plat. I'm sure you will notice that these spaces are located **IN THE DRIVEWAY (not the parking lot)**

With expansion this driveway is only 18ft. wide. I have sent along with this paper, some photos that demonstrate a large vehicle parking along side a stone wall (which is what you will find along the driveway at Springdale). The measure tape that is pictured has 3 placards attached to it demonstrating where **8ft., 10ft. and 11ft.** are located in each picture. (apologies that it didn't show up better).

- a) The first picture shows a car that has parked taking up almost 8ft. which leaves about 10ft. of driveway. In that 10ft. you must get the parents and children to the building, allow cars by that are heading to the parking lot and allow cars by that are trying to leave the site. How does that all happen in 10ft.?
- b) The next picture shows the driver's side door open and the vehicle takes up about 10ft., leaving just 8ft. for people, car ingress and car egress.
- c) The third picture shows a parent, who has their child's car seat set up on the passenger side of the vehicle. The vehicle now takes up more than 11ft. leaving less than 7ft. of driveway for people, ingress & egress of

the cars. Less than 7ft. of driveway is not enough room for a large vehicle to pass, much less people walking to and from the building and a car going in the other direction. **This makes absolutely no sense** for a site that is expected to “provide for safe and functional traffic circulation” (see FSM-p. 4-20 # 6) for up to 117 vehicles a day for both a drop off trip and a pick up trip. **As stated in the Facilities Standards Manual, p. 4-21, # 4, “Loading areas shall be designed and located in a manner which does not interfere with the free circulation of vehicles within parking or stacking areas.”**

- d) Additionally, the Planning Department ignored the last referral from the Zoning Dept. dated June 17, 2008. Item “D” from that referral states “Zoning defers to Engineering regarding the feasibility of the 4 parallel spaces located along the driveway as the travel aisle is narrow in that location.” I will address this later in this document.
- e) The final photo shows the driveway (at the base of the bushes pictured) and how it falls off ~ 2ft. to 3ft. toward the grassy area next to the parking lot. The reason I show this, is to demonstrate that a car trying to exit the site can not “ease” to the right to get around the people in the driveway or another car. If they try to “ease” over they will “drop off” into the grassy area.

## **5. Turnaround Problems in Parking Lot.**

The fifth point made deals with the parking lot. Imagine that there are 20 cars in the lot (a number used by the applicant). This leaves 3 spaces open for 117 cars to come in, turn around, and leave in a safe and functional manner. This assumes that there are no parents that want to park, come in and discuss something with the headmaster or their child’s teacher.

I think that **the burden rests with the applicant to demonstrate that it can be done.** It certainly does not pass the “common sense” test. Anyone with daycare experience knows to expect the unexpected. A parent, whose child needs a parent to escort them, must park. Some parents will linger in the parking lot—planning a coffee date or nursing a baby. Spaces may not empty in the assumed time frame that the applicant suggests.

## **6. Environmental Impact on Stream From Parking Lot.**

Also, I have seen no one speak to the environmental impact of lining the spaces in the parking lot which lies in the floodplain. I know of only two products that might line a gravel parking lot.

- a) The first being oil based paint which is harmful to the air, the stream and the ground water.

- b) The second being lime, which has a very short life expectancy. This would require relining the parking lot frequently and after every decent rain. The impact of the run off of all this lime should be investigated for potential detrimental effects on the environment. **You might ask if marking the spaces is necessary?** I can assure you that if the spaces are not marked, you will not get 23 vehicles in that lot! The Nordahls have hosted a few activities and in all instances the guests parked their cars perpendicular to the way the parking lot is laid out on the Plat. On one occasion they had 13 cars in the lot and those 13 cars took up almost the whole lot. (see photo)

#### **7. Failure of Driveway Expansion to Comply with FSM and Impact on Floodplain.**

The last point I made to the Planning Commission on September 18, 2008 was about the process of a special exception. The apparent deficiencies in this parking lot and driveway are so severe that I believe that they need to be addressed **NOW** instead of at site plan review.

In order to maintain the transparency of process professed by this Commission and the Board of Supervisors these problems should be addressed as a part of the SPEX process which is open to the public. Since the Planning Department seemed anxious to push the deficiencies of the driveway and parking lot off to site plan review, I took it upon myself to talk to the Loudoun County's Engineering Department.

The Engineering Dept. told me that the driveway referred to as "the major site access way" in the Facility Standards Manual (pg. 4-20, item #6b) must be **25ft. wide**. That width is in addition to the width of the loading/unloading spaces shown. Additionally, the applicant would have to provide a safe passage way (sidewalk or something comparable) for the children and adults to get to the school, thereby adding another 3ft.-4ft. Also, since the loading/unloading spaces are next to a stone retaining wall, the FSM (page 4-20, # 6-c) requires that the wall be protected from vehicular contact. This would add another 1-2ft. of width to the driveway.

**Now look at the disturbance required for the driveway (sloping area from Lincoln Rd. to corner of building):**

Sidewalk	4 feet
Loading/unloading spaces	8 feet
Driveway	25 feet
Protection for ret. wall	+ <u>2 feet</u>
	39 feet
Width of existing drive	- <u>12 feet</u>

**Total of new land necessary to be disturbed=**

**27 feet in width x 120 feet in length = 3,240 square feet of land.**

This land disturbance is occurring on Moderately Steep Slopes and in the River & Stream Management buffer. The Planning Department has suggested that as a condition of approval (#9) that “any disturbance within the river and stream corridor area shall be kept to the areas shown on the Plat.” Since the applicant only shows a 6 ft. wide disturbance on their Plat, it logically follows that the Planning Department would NOT allow the 27 ft. wide disturbance required to meet the FSM regulations. That Planning Department condition only refers to the disturbances in the River and Stream Corridor Management Buffer. It does NOT address that this necessary disturbance would ALSO take place in the FLOODPLAIN! All alterations to the floodplain must be done in accordance with Section 4-1500 of the Zoning Ordinance.

Approximately 53 ft. of the driveway (area between the corner of the school and the parking lot) will need to be expanded from the existing 12ft. width to 25ft. width and that part of the driveway is **in the Floodplain!**

**Parking 4-a)**



**Parking 4-b)**





**Parking 4-c)**

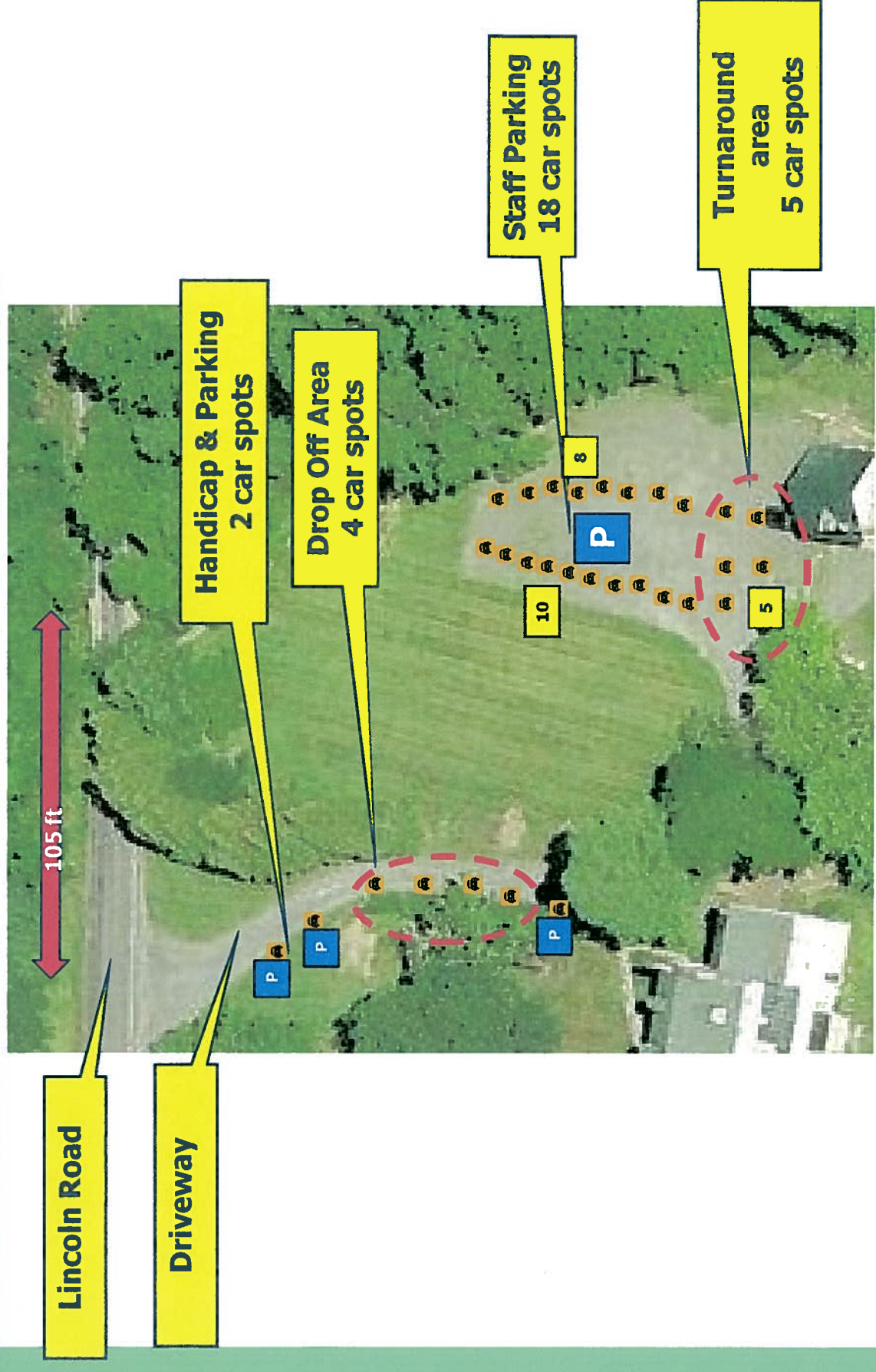


**Parking 4-e)**





# Views of the Site: Parking and Drop-off Locations



# Traffic Stacking Analysis Scenario

The following analysis was based on only the incremental traffic to the planned Montessori school that was identified in the SPEX application by the Nordahls for the timeframe between 9:00 am and 9:30 am and did not include the impact of any current traffic on Lincoln Rd. The assumption on the distribution of the arrival traffic is documented below.

Arrival Times	9:05-9:10	9:10-9:15	9:15-9:20	9:20-9:25	9:25-9:30	9:30-9:35
Total Cars between 9:00 - 9:30 based on SPEX application	43					
Distribution (Assumption)						
Cars in (%)		5%	10%	40%	45%	
Cars Out (%) (staggered by 5 minutes for time to drop off)			5%	10%	40%	45%
Cars in	0.0	2.2	4.3	17.2	19.4	0.0
Cars out	0.0	0.0	2.2	4.3	17.2	19.4
Total Cars In/Out	0.0	2.2	6.5	21.5	36.6	19.4
Cars/ Min - In	0.0	0.4	0.9	3.4	3.9	0.0
Cars/ Min - Out	0.0	0.0	0.4	0.9	3.4	3.9
Cars / Min In+Out	0.0	0.4	1.3	4.3	7.3	3.9
Seconds/Car In	0.0	139.5	69.8	17.4	15.5	0.0
Seconds/Car Out	0.0	0.0	139.5	69.8	17.4	15.5
Seconds/Car In+Out		139.5	46.5	14.0	8.2	15.5
Scenario 1: Driveway is congested for drop off and causes a delay of (sec)						
Car Queue length in ft	0	9	28	95	161	85
Distance between Springdale entrance and first bridge (ft)	105	105	105	105	105	105

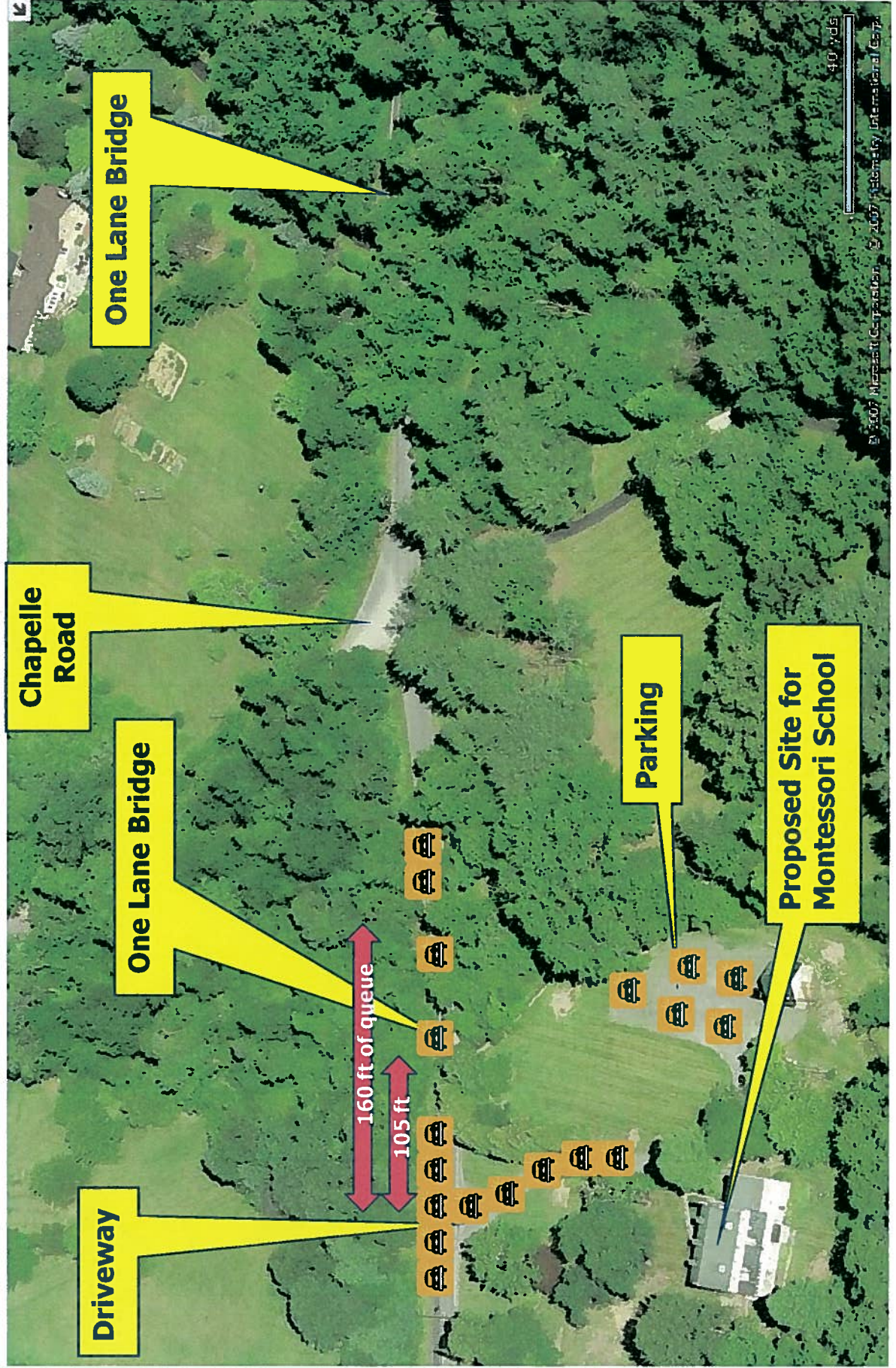
The results indicate that at peak time

- a car needs to enter/exit the driveway at a consistent rate of approximately every 8 seconds ...**is this realistic?**
- if a delay of 60 seconds occurs within the driveway due to a drop off (very likely when dealing with small children), a queue of cars of over 160 ft occurs. This queue exceeds the length from the planned Montessori driveway to the one lane bridge (105 ft). ....**this would cause a total gridlock in the area (see picture on next page)**

***This analysis was done NOT considering any current traffic on Lincoln Road. It can only be worse.***



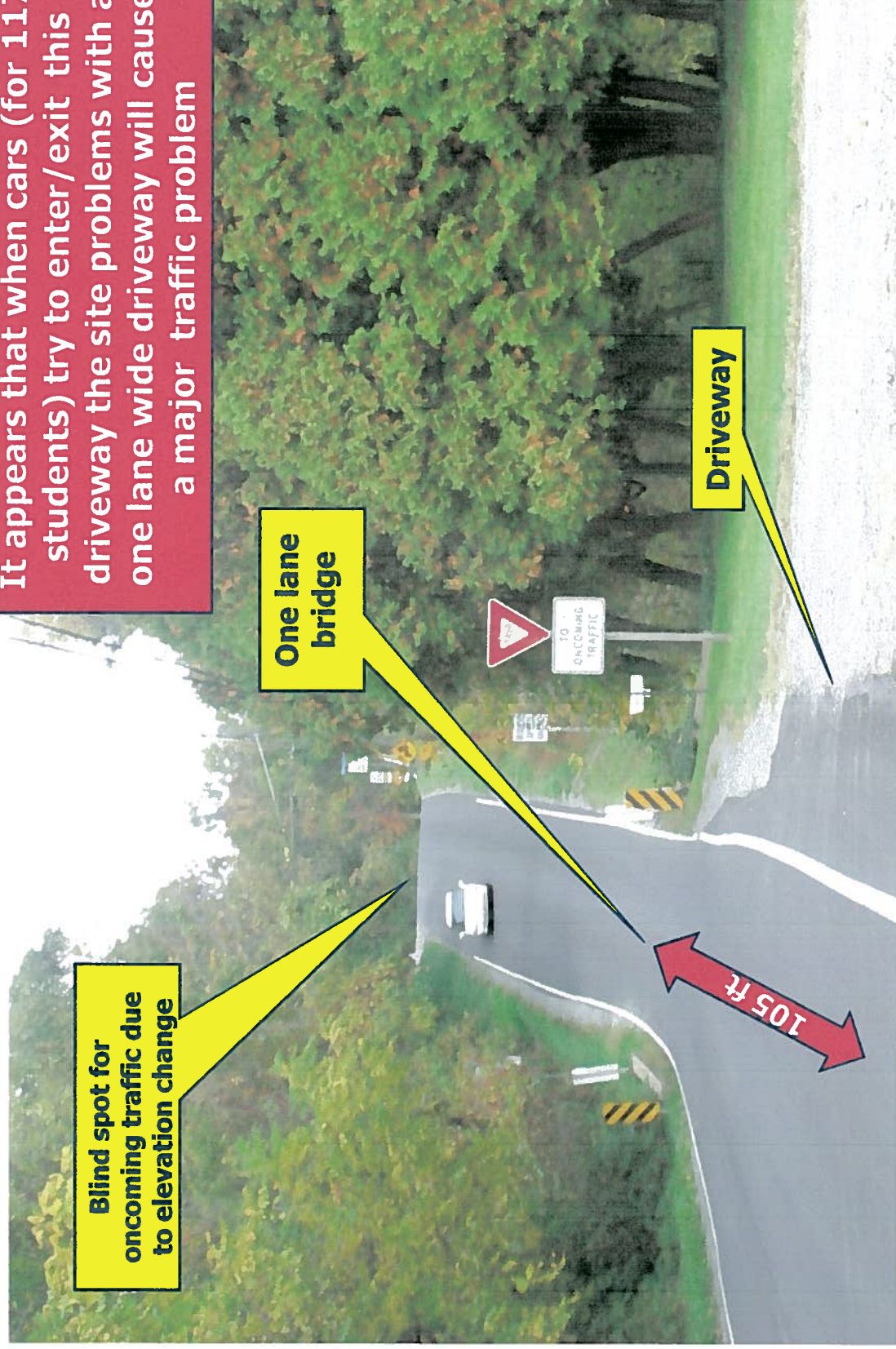
# Views of the Site: Expected Length of Queue at Peak Times



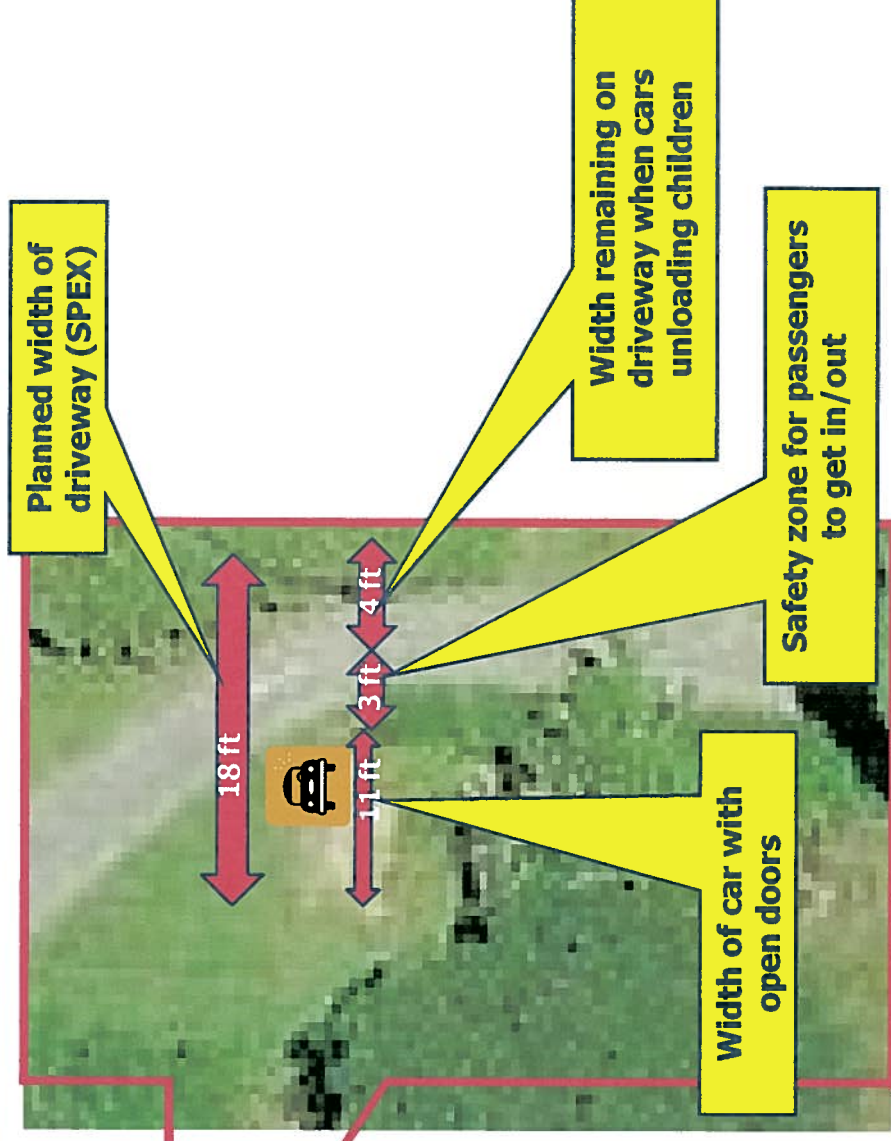
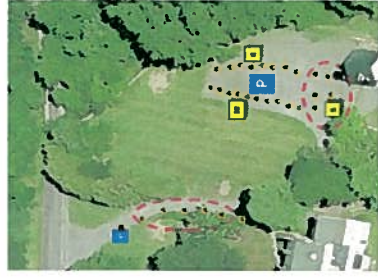


# Traffic Stacking Area – A Dangerous Combination of Factors

It appears that when cars (for 117 students) try to enter/exit this driveway the site problems with a one lane wide driveway will cause a major traffic problem



## Views of the Site: Driveway Drop-off Location Analysis



Planned Driveway cannot safely support 2-way traffic and will create a traffic bottleneck onto Lincoln Road

## MAJOR FLAWS AND FAULTS IN SPRINGDALE OPERATIONAL HOURS AND PROGRAM SCHEDULE

### Program Schedule Calculations

<u>STATEMENT</u>	<u>MAJOR FLAWS</u>
1) Brochure says "We will have 2-3 people (from the Parent Parking Committee) greet (take the child from the car and escort them into the school) 2 or 3 cars at one time. (It is also possible to have more "greeters" if necessary during peak hours."	<p>A) The slot calculations assume 3 Greeters who are NOT included in any parking space requirements. Applicant must add 3 parking spaces or more if added greeters are used in peak times. With 4 unloading spaces, there will often be a car waiting in the unloading space for a greeter to unload its children.</p> <p>B) Greeters are volunteers and may not be available in bad weather.</p> <p>C) If the greeters are staff/teachers then they are not in the classroom with the kids.</p> <p>D) All greeters could leave the unloading area at the same time to escort kids to the classroom and cars may stack up waiting. Rushed parents may try to unload kids with no supervision – a Major Safety issue.</p> <p>E) The time shown in the greeting "slots" accounts only for the <u>drop-off and take to class time</u> and NOT for the time a car needs to turn around and exit on a one lane wide driveway. Thus the time of 3 cars greeted per 5 minute assumption for "greeters" is way too short. An added 3-4 more minutes per car is needed for a real safety margin.</p>
2) On average, it take less than 5 minutes to greet a car. Thus, 2 or 3 cars will be greeted every 5 minutes.	<p>A) See E. above. This 18 ft wide driveway only allows one-way traffic. So every car must wait its turn to go to the parking lot, execute a 3 point turn and then wait in line to be able to drive the full length of driveway to exit on Lincoln Rd. Greeting 3 cars every 5 minutes is a ridiculously low and unsafe assumption.</p>
3) "...parents are not expected to park."	<p>A) This assumption is not valid based. There are many reasons why a parent may need to park the car or accompany their child to class. What if 10 parents parked their cars? There is no safety path for a child to cross the driveway to the class.</p>
4) "Our entry and exit lanes will accommodate day-to-day traffic volume and ensure a smooth, safe and quick traffic flow"	<p>A) These "lanes" are only at the end of the driveway exiting on Lincoln Road. How can 93 -117 cars go smoothly in and out of this site when only one car at a time may drive over the remaining 90% of the driveway.</p>



## MAJOR FLAWS AND FAULTS IN SPRINGDALE OPERATIONAL HOURS AND PROGRAM SCHEDULE

### Program Schedule Calculations

- |  |  |
|--|--|
| 5) "The Parent Parking Committee will also guide the parents/carpoolers to the best parking space if you do need to park." | A) When the PPC has one of its greeters go down to the parking lot, the unloading group loses 33% of its people, thus causing a major delay. There would only be 2 greeters left to serve the four unloading zones.  |
| 6) "From 7:30am-9:00am:"   | A) These "slots" falsely assume an even distribution of drop-off times over this 90 minute time-frame. The 63 cars make up the majority of "slots" & most pre-school traffic will come in the first half-hour. Parents will not pay extra for pre-school care and only be able to use a fraction of what they paid for. A bottleneck will occur as all these cars navigate the one lane driveway.  |
| 7) "From 9:00am - 9:25am"  | A) These "slots" again falsely assume an even distribution of drop-off times over this 25 minute time-frame. The 54 cars make up 46% of the incoming traffic and "slots". Most parents will come during the last 10-15 minutes time-frame as kids or parents will be rushing to get to class. Therefore a MAJOR bottleneck will occur as the majority of these 54 cars try to navigate drop off, turn around and exit all on a one lane wide driveway.   |
| 8) "Pick-up 12:30 pm – 30 cars"  | A) Applicants assumption that 30 cars or over 25% of their child care and school students will come for a half day class is based on what demand model? These "slots" again falsely assume an even distribution of pick up times and the 3 cars per 5 minutes per greeter over this 30 minute time-frame. If the half day class has only 15 cars that puts an additional 15 cars into the worst peak period – the late afternoon/evening pick-up.  |
| 9) "Pick-up From 3:30pm – 5:30pm"  | A) These "slots" again falsely assume an even distribution of drop-off times over this 2 hour time-frame. The 87 cars make up 75% of the incoming traffic and "slots". <b><u>Parents will not pay extra for after-school care and only be able to use a fraction of what they paid for.</u></b> A bottleneck will occur as all these cars navigate the one lane wide driveway. Most parents will come during the last 30 minute time-frame as they will be rushing to get there from work. <b><u>Therefore a MAJOR bottleneck will occur as the majority of these 87 cars try to navigate drop off, turn around and exit all on a one lane wide driveway.</u></b> In addition the financial penalty imposed if a parent is late will inevitably cause a bottleneck as parents rush to avoid the late fees. |

## MAJOR FLAWS AND FAULTS IN SPRINGDALE OPERATIONAL HOURS AND PROGRAM SCHEDULE

### Parking, Arrival and Dismissal Guidelines

#### STATEMENT

#### MAJOR FLAWS

1) ... "you have been assigned an arrival time, which you must follow."	A) <b><u>Many parents will not be able to strickly adhere to any one set arrival time.</u></b> Many parents will need flexible schedules for work, thus defeating this unrealistic parking plan and causing a bottleneck in the morning.
2) "If you are running late please notify the school before arrival to make sure we are ready to accommodate you."	A) Who answers this phone call as the applicant has no administrative people in their parking count?  B) " What happens if no call is made and parents arrive late, or cell phones don't work as service is spotty around the school? Will they be refused admittance onto the property?
3) "A member of the PPC at the front entrance will properly guide you where to go"	A) This PPC member must be an additional adult above the 3 greeters, as this person is at the front entrance - not the unloading spaces. Again this additional adult requires an added parking space not shown by the applicant.



## MEMORANDUM

To: Members of the Loudoun County Planning Commission  
From: Citizens to Preserve Lincoln Community  
Date: October 15, 2008  
Re: Response to Planning Commissioners Questions about  
Lincoln Road Traffic and Safety

1. **Lincoln Traffic Calming Plan.** As requested by the commissioners at the September 18, 2008 public hearing on the Springdale special exception application, we responded with the attached email detailing the plan, its history, and current status. Documentation was included in the binders provided to staff and the Commission. NOTE: In that memorandum, Lincoln's Traffic Planning Coordinator, Laura Longley, invited the planning commissioners to visit Lincoln individually or collectively for a walk through the village to gain firsthand knowledge of the situation. That invitation remains open. Please RSVP at [lauralongley@mac.com](mailto:lauralongley@mac.com) or 540-338-5487.

2. **Impacts of Springdale SPEX on Lincoln Road.** Commissioner Michael Keeney asked about the disparity between statements of Applicant and public regarding impacts of project on Lincoln Road. "How can they be so different?"

The difference lies in the applied *standards* versus the *reality* as the residents know it. That reality includes not only the design of the road but also the kinds of vehicles on the road and that all-important but unaddressed factor: human behavior.

How do VDOT and the Loudoun County Office of Transportation Services assess the impact of road performance and project impact? Please review their referrals (in the Planning Department Summary; additional copies are in our binders). As staff has explained to us, assessment is based upon secondary roads standards for Level of Service and Link Level of Service and by the Rural Roads Policies of the Loudoun County Transportation Plan, specifically, Chapter 3, Rural Road Policies, Policy 14 (p. 9): "Any necessary improvements to roads in or adjacent to existing villages will incorporate site specific design solutions so as to preserve the character and fabric of the village." Missing is any assessment of traffic volume, kinds of vehicles on the road and, most important, human behavior. These issues are covered only under Policy 11, which addresses *unpaved* roads: "The County will consider improvements on unpaved rural roads based on volumes, the nature of the road users (*local vs. unfamiliar drivers*), and accident data."

Herein lies the disparity between the statements of the Applicant and the referrals that support those statements and the statements of the citizens of Lincoln. The citizens are the day-to-day users and observers of this entire road and what they are telling the planning commissioners is that the standards of measurement used by VDOT, the County, and the Applicant are insufficient for determining the impact of this project.

However, since citizen observation is not a standard of measurement, we urge you to review the recent studies that fully support the perceptions of Lincoln residents and their request for project denial. They explain why, according to the Federal Highway Administration's Rural Safety Innovation Program, "Rural roads account for approximately 40 percent of the vehicle miles traveled in the U.S., but almost 55 percent of fatalities. According to the latest data, 23,339 people were killed in rural crashes in 2006 and the fatality rate for rural crashes is more than twice the fatality rate in urban crashes."

**Please give your attention, however briefly, to "The culture of traffic safety in rural America"** by Nicholas J. Ward, The University of Minnesota, AAA Foundation Traffic Safety & University of Minnesota, 2007. This new study details the reasons behind these statistics, almost all of which apply to Lincoln Road and the proposed project.

Very briefly, Ward, who is director of the ITS Institute's Human FIRST Program, points out:

- Typically, safety improvement strategies for rural areas have been directed to ***improving road design*** (AASHTO 2006) and to making EMS more effective. In contrast, relatively less research has been directed at ***driver state*** and ***behavioral factors***.
- Design elements [such as those measured by VDOT and OTS] – high speed limits, narrow shoulders with ditches, and absence of median barriers—are but one factor in assessing the safety of a road.
- Rural crashes typically include high-risk driver groups with vehicle maneuvers that can lead to high-impact crash types resulting in severe vehicle damage and occupant injury. For example:
  - older drivers
  - higher incidence of trucks that can be prone to rollover fatalities on curves due to their high center of gravity
  - higher incidence of motorcycles
  - driver fatigue (e.g. commuting to jobs located outside rural areas)
  - impaired driver state resulting from alcohol, drugs, and medicine [NOTE: The majority of all alcohol-related traffic fatalities (63%) occur in rural areas, and DUI arrest rate per capita is higher in rural counties than in larger urban counties.]
  - unsafe passing
  - improper lane control
  - driving on the wrong side of the road
  - "overcorrecting"
  - lower use of seat belts amongst drivers and occupants of pickup trucks than other vehicle types

All of the factors cited by Professor Ward relate to Loudoun's Rural Roads Policy #11 insofar as it requires the County to consider "the nature of the road users (local vs. unfamiliar drivers). We are talking here about what Ward calls "rural safety culture." It is not easily changed, as the Loudoun County Sheriff's Office can attest.

The Applicant provided as part of their September 18 submission a document called "Springdale Parking Guidelines." This memo to parents details the management of drop-off and pickup times, navigating the one-lane bridges, etc. We contend it is not only naïve but dangerous to think that a "Parent Parking Committee" member or Head of School on Lincoln Road directing parents entering and exiting the Springdale property will be able to do anything about the motorcyclist who cuts around the queue or the pickup truck driver who decides to pass in this "No Passing" zone. **All well-intentioned guidelines aside, the Springdale applicant cannot alter the human behavior of the *other* drivers on this rural road**

**Given that reality and the research that backs it up, a school in this location jeopardizes the lives.**

**Attachments (provided upon request):**

America's Killer Roads, by Robert Malone, Forbes, July 13, 2007  
America's deadliest drives aren't big highways. They're small roads.

Response to Commissioner Syska: Provide documentation of transportation issues within Lincoln (i.e., the Lincoln Traffic Calming project information), and status (Citizens to Preserve Lincoln Community submission, Volume 1)

Rural Pickup Truck Drivers and Safety Belt Use, National Highway Transportation Safety Administration

Rural Road Safety: A Global Challenge, by Patrick Hassan, Public Roads Magazine, U.S. Department of Transportation, Federal Highway Administration, September/October 1999

Springdale Parking Guidelines 110

The culture of traffic safety in rural America, by Nicholas J. Ward, The University of Minnesota, AAA Foundation Traffic Safety & University of Minnesota, 2007

## MEMORANDUM

To: Loudoun County Planning Commission  
From: Citizens to Preserve Lincoln Community  
Date: October 15, 2008  
Re: SPEX 2007-0048 Applicant's Credentials

While we do not want to disparage in any way an individual's efforts to further their knowledge about Montessori education, we provide here specific information about statements made by the applicant in its submission to the Planning Commission dated September 18, 2008 regarding its Montessori memberships, certification, and board service.

### 1. Memberships.

The applicant stated:

"We are members of the Association Montessori Internationale (AMI), the American Montessori Society (AMS), and the North American Montessori Teachers Association (NAMTA)."<sup>1</sup>

Membership of each of these three associations is available to any member of the general public by paying a modest membership fee and filling out a brief application. We have attached information on each of these three associations's membership requirements and the membership application.

For further information on each of these associations, visit:

AMI <http://montessori-ami.org>  
AMS <http://amhsq.org>  
NAMTA <http://montessori-namta.org>

### 2. Certifications.

Applicant states:

"Jane Nordahl has completed Part 1 of the Montessori Whole School Management Course sponsored by NAMTA. Part 2 will take place summer '09. When a certificate of completion will be issued." [sic]

In 2008, for the first time ever, NAMTA offered a five day professional development course entitled Montessori Whole School Management. The second part of the course will be offered for the first time in 2009 and lasts for three days. At that time, all attendees will receive a Certificate of Montessori Administration. There are no requirements for acceptance to the course, other

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<sup>1</sup> All references to what applicant states regarding its credentials are taken from responses of applicant to the Commission's briefing session questions submitted by the applicant on September 18, 2008. They are noted Questions A-21 and A-22 (no page numbers were provided).

**than timely registration and fee. There are no requirements for the certificate other than attendance.**

### **3. Board Participation.**

Applicant stated:

“Benny Nordahl is on the Board of Trustees and Treasurer for Oneness Family School & Peace Academy in Chevy Chase, Maryland. Both are Montessori schools.”

Unless we are mistaken, it appears this is one Montessori school, not two schools.

See: <http://www.onenessfamily.org/> The website calls the school: Oneness-Family School with a tag line International Peace Academy<sup>2</sup>. Per corporate records, the legal name for the school is The Oneness-Family School.

We suggest that if it is pertinent to the Commission’s decision, the Commission ask the applicant to go on the record as to the exact dates of his tenure of service on the board and as an officer at Oneness-Family School. There is no publicly available information on the school’s website regarding its board members.

However, Oneness-Family School is a nonstock corporation incorporated in the District of Columbia and qualified to do business in Maryland. It is also a federally tax-exempt entity and thus its documents are publicly available on <http://guidestar.org>.

The IRS Form 990, the annual reporting filing required of federally tax-exempt organizations, filed by Oneness-Family School for its fiscal year ending June 30, 2007, lists the members of the board of directors and the officers. **The IRS filing does not identify Mr. Nordahl as a member of the board or as an officer. The report also does not list Mr. Nordahl as Treasurer.**

Instead, Mr. Craig Johnson is listed as the organization’s treasurer (see attached Guidestar report for 2007<sup>3</sup>).

We find it remarkable that although Mr. Andrew Kutt, Founder, Executive Director, and the President of the Board of Directors of the Oneness Family School wrote a letter to Commissioner Syska in support of the Nordahls dated September 9, 2008 (see attached), he failed to mention Mr. Nordahl’s service to this school as either an officer or a director. Yet, nine days later, after the request was made by a commissioner to learn more about applicant’s Montessori credentials, the applicant submits to this Commission the above-referenced statement of Mr. Nordahl’s board service to Mr. Kutt’s school.

If germane to the County’s special exception decision, we request that the County verify the exact start dates of Mr. Nordahl’s tenure on the board service as an officer and/or director of the organization.

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<sup>2</sup> Mr. Nordahl is also not on the board or the advisory board of the International Peace Academy. See: <http://www.ipacademy.org/about-ipi/board>

<sup>3</sup> The 2007 Form 990 report provides information through June 30, 2007. Publicly available information for this school for its fiscal year July 1, 2007 to June 30, 2008 is not required to be filed until 2009.

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## THE ONENESS FAMILY SCHOOL

6701 WISCONSIN AVENUE  
CHEVY CHASE, MD 20815

### GENERAL INFORMATION

#### Who We Are

PROVIDE STUDENTS WITH ACADEMIC & LIFE SKILLS TO SUCCESSFULLY LIVE AND ACHIEVE THEIR LIFE GOALS.

- This organization is a [501\(c\)\(3\)](#) Public Charity.
- This organization is required to file an IRS Form 990 or 990-EZ.
- Financial information in this report is derived from the organization's June 30, 2007 Form 990.

#### NTEE Code

- B24—Primary/Elementary Schools

EIN:	52-1570713
Year Founded:	Information not available
Ruling Year:	1990
Fiscal Year:	June 30, 2007
Assets:	\$1,237,248 (from Jun 30, 2007 Form 990)
No. of Board Members:	Information not available
No. of Full-Time Employees:	Information not available
No. of Part-Time Employees:	Information not available
No. of Volunteers:	Information not available

### BOARD OF DIRECTORS

Name	Title
ANDREW KUTT	PRESIDENT
SHARON RAY	KEY EMPLOYEE
GEORGE MCKEEVER	SECRETARY
MALCOLM CARLAW	TRUSTEE
CRAIG JOHNSON	TREASURER
ROBERT ERVEN	TRUSTEE
GINNY CUSACK	TRUSTEE
PEGGY CARLAW	VICE PRESIDENT

[+]  
FEEDBACK

### MISSION AND PROGRAMS

#### Mission

PROVIDE STUDENTS WITH ACADEMIC & LIFE SKILLS TO SUCCESSFULLY LIVE AND ACHIEVE THEIR LIFE GOALS.

#### Programs

1. EDUCATIONAL PROGRAMS FOR CHILDREN FROM PRESCHOOL THROUGH GRADE 8. SERVING APPROXIMATELY 95 STUDENTS.

### FORM 990 AND EDOCS

#### Forms 990 from the IRS:

#### Additional Documents from the Organization:

None Available

To view this organization's IRS Form 990, you must have the Adobe Acrobat Reader installed on your system. If you don't have the Reader, you can get it at the [Adobe Web site](#) for free. Having trouble viewing PDFs? [Try these steps](#).

- [Form 990 FAQs](#)

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### FINANCIAL DATA

Revenues and Expenses: Fiscal Year Ending June 30, 2007

#### REVENUE

Contributions	\$224,409
Government Grants	\$0
Program Services	\$1,747,217

Investments	\$24,145
Special Events	\$0
Sales	\$0
Other	\$0
Total Revenue	\$1,995,771

**EXPENSES**

Program Services	\$1,642,672
Administration	\$268,591
Other	\$29,545
Total Expenses	\$1,940,808
Net Gain/Loss	\$54,963

**Balance Sheet: Fiscal Year Ending June 30, 2007**

Note: The balance sheet gives a snapshot of the financial health of an organization at a particular point in time. An organization's total assets should generally exceed its total liabilities, or it cannot long survive, but the types of assets and liabilities also must be considered. For instance, an organization's current assets (cash, receivables, securities, etc.) should be sufficient to cover its current liabilities (payables, deferred revenue, current year loan and note payments). Otherwise, the organization may face solvency problems. On the other hand, an organization whose cash and equivalents greatly exceed its current liabilities might not be putting its money to best use.

<b>ASSETS</b>		<b>July 1, 2006</b>	<b>June 30, 2007</b>	<b>Change</b>
Cash & Equivalent	\$441,081	\$613,283	\$172,202	
Accounts Receivable	\$427,645	\$440,477	\$12,832	
Pledges & Grants Receivable	\$0	\$0	\$0	
Receivable / Other	\$3,311	\$20,541	\$17,230	
Inventories for Sale of Use	\$0	\$0	\$0	
Investment/Securities	\$0	\$0	\$0	
Investment/Other	\$0	\$0	\$0	
Fixed Assets	\$72,439	\$158,677	\$86,238	
Other	\$0	\$4,270	\$4,270	
Total Assets	\$944,476	\$1,237,248	\$292,772	
<b>LIABILITIES</b>		<b>July 1, 2006</b>	<b>June 30, 2007</b>	<b>Change</b>
Accounts Payable	\$34,051	\$67,537	\$33,486	
Grants Payable	\$0	\$0	\$0	
Deferred Revenue	\$1,164,016	\$1,350,714	\$186,698	
Loans and Notes	\$68,411	\$138,786	\$70,375	
Tax-Exempt Bond Liabilities	\$0	\$0	\$0	
Other	\$78,000	\$93,000	\$15,000	
Total Liabilities	\$1,344,478	\$1,650,037	\$305,559	
FUND BALANCE	(\$400,002)	(\$412,789)	(\$12,787)	

- [FAQs on financial data](#)
- [Digitizing IRS Form 990 Data](#)

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## **Nancy Bryan - Fwd: Re: Springdale Montessori School**

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**From:** Mike Elabarger  
**To:** Bryan, Nancy  
**Date:** 9/18/2008 8:10 AM  
**Subject:** Fwd: Re: Springdale Montessori School

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For the record.

>>> Helena Syska 9/17/2008 10:18 PM >>>  
Dear Mr. Kutt,

Thank you for writing. I do not see that my fellow Commissioners received a copy of your correspondence, so I will be sure to forward your letter to them. Should the application go to committee for further discussion after tomorrow night's public hearing, then I would like to have the opportunity to discuss the application in greater detail with you. Thank you again for writing.

Sincerely,

Helena

Helena Syska  
Sterling District Planning Commissioner  
County of Loudoun ~ Commonwealth of Virginia

>>> Andrew Kutt <andrew@onenessfamily.org> 09/17/08 8:30 PM >>>

September 9, 2008

Dear Commissioner Syska:

I am the Founder and Executive Director of Oneness Family School in Chevy Chase, Maryland. OFS has operated for 20 years and is based on the Montessori philosophy.

In the capacity as Advisor to Springdale Montessori School I have been able to get to know Jane and Benny Nordahl and get a good understanding of their plans.

I would have liked to be able to address you in person, but unfortunately I had a since long planned function in my school the same evening as the scheduled public hearing. Thus, I've written this brief endorsement instead. Please do not hesitate to contact me if you have a question, or if you need me to further elaborate on my views of the planned Springdale Montessori School.

It is very unusual to be able to find an as well suited location for a Montessori school as Springdale. I believe I speak for many of my colleagues as well, when I say that I wish I had been able to find such a location for my school. The closeness to nature, the



historical significance and the rural location will make it a truly unique school. The small size with just 117 students means that the school will exceed the space requirements per child for both class room size and the playground, which make it even more special.

The Nordahl's beliefs in the importance of preserving our environment, respect for history, understanding of nature and dedication to developing a superior school with first class staff and equipment will secure that Springdale will be a valued asset for the families in Loudoun County and a role model for other schools on a local as well as national level.

I'm aware that there have been concerns raised about traffic around Springdale. Let me assure you that there are few schools that pay as much attention to safe driving practices and minimizing impact on our neighborhoods as Montessori schools. We educate the parents to secure they follow safe practices when approaching the school, our staff helps direct traffic, accompany every child arriving and departing and we encourage ride sharing.

It is with great pleasure I endorse the plans and location for the Springdale Montessori School.

Sincerely,  
Andrew Kutt  
Founder

& Executive Director

Oneness-

Family School

Andrew@onenessfamily.org

Ph.

240-426-2614

## Join AMI

The Association Montessori Internationale was founded to organise the work of Maria Montessori during her life and to perpetuate it, maintaining its vitality, after her death. Those who wish to contribute to this endeavour can do so by joining the AMI as a Life Member or an Individual Member.

To keep them informed of AMI's activities, members receive the AMI journal 'Communications' two times a year and the AMI Bulletin three times a year. These publications include articles on Montessori, current information on the work of AMI and details of congresses and conferences throughout the world.

Residents of the United States may apply for membership through AMI/USA.

To apply for membership or to renew membership please choose your method of payment.

### ONLINE

Using your credit card  
via a secure online payment facility

### OTHER

By mail or facsimile

Membership Fee	AMI	AMI / USA
Life Membership	Euro 1100	Euro 1100
Individual Membership	Fee for one year (Euro 40) Fee for three years (Euro 115) Fee for five years (Euro 190, applicable to LIFE membership)	USD 50 per year (Foreign address: USD 70)

Members ▶ Online Application

## Online Application Form for AMI Membership

Please answer the following questions

Where do you live?	<input checked="" type="radio"/> USA. <input type="radio"/> Elsewhere.
Where do you want to apply	<input checked="" type="radio"/> via AMI/USA <input type="radio"/> via AMI head office Amsterdam
<div>Continue</div>	

MEMBERSHIP FEES	AMI	AMI / USA
Life Membership	Euro 1100	Euro 1100
Individual Membership	Fee for one year (Euro 40) Fee for three years (Euro 115) Fee for five years (Euro 190, applicable to LIFE membership)	USD 50 per year (Foreign address: USD 70)

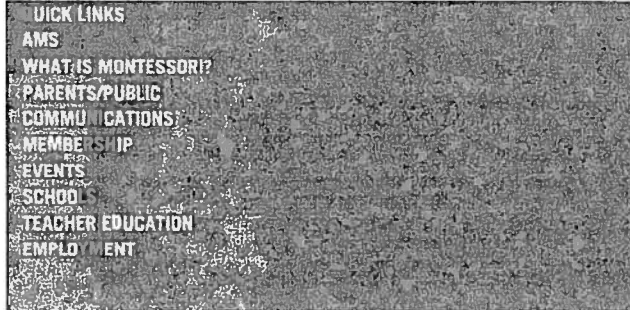
# ONLINE APPLICATION FORM FOR AMI MEMBERSHIP

(PLEASE NOTE: THIS PAGE IS SECURED)

Location of registration	AMI USA
Membership status	<input type="radio"/> New Member <input type="radio"/> Renewal
Country of Residence	<input type="radio"/> USA <input type="radio"/> Other
Prefix	<input type="text"/> (eg. Mr., Mrs., Ms., Dr.)
First Name	<input type="text"/> *
Middle Name	<input type="text"/>
Last Name	<input type="text"/> *
Address	<input type="text"/> *
Postal Code / Zip Code	<input type="text"/> *
City	<input type="text"/> *
State	<input type="text"/>
Country	<input type="text"/> *
Phone	<input type="text"/>
Fax	<input type="text"/>
E-mail	<input type="text"/> *
Comments	<input type="text"/>
Type of membership	<input type="radio"/> Individual Membership <input type="radio"/> Life Membership
<b>ONLINE CREDIT CARD PAYMENT</b> AMI/USA accepts VISA, MasterCard, Discover and American Express.	
Credit Card Number	<input type="text"/> *
Card Holders' Name	<input type="text"/> *

Card Type	<input type="text"/> *
Expiry Date	<input type="text"/> / <input type="text"/> *
Card ID Number	<input type="text"/> (for American Express cards only)
* required fields	
<input type="button" value="Continue"/>	

If you want to change the location of registration (AMI Amsterdam or AMI-USA),  
go back with the BACK-button of your browser to correct your choice.



E-mail this Page

"Whoever touches the life of the child touches the most sensitive point of a whole, which has roots in the most distant past and climbs toward the infinite future."

Dr. Maria Montessori

## INDIVIDUAL MEMBERSHIP

ONLINE | VIA DOWNLOAD PDF APPLICATION

The largest category of membership in the American Montessori Society is made up of individuals such as yourself: teachers, teacher educators, heads of schools and other school administrators, trustees, parents, and members of the general public interested in children and education. Thanks to these valued individuals, AMS is able to work towards a goal of providing quality Montessori education for all children, regardless of age, socio-economic status, or geographical location. Your membership in AMS supports research into best practices, public advocacy, and knowledge exchange; provides scholarship and professional growth to ensure quality programs; and helps AMS provide an online listing of employment opportunities, at no cost to member schools.

Joining AMS means becoming part of the foundation of the largest service organization for Montessori education in the nation. Additional member benefits include:

- **Affordable Comprehensive Health Insurance.** Potentially save thousands on health insurance. Plan options include Health Savings Accounts, Family PPO Plans and Group Employee Health Plans
- 529 College Savings tax sheltered savings plan with no sales charge
- Job referral service on our website and at our Annual Conference
- *Montessori Life* magazine four times a year for all domestic members (international members pay an additional fee)
- Discounts on conference and symposium fees
- Discount on any purchase from Nienhuis Montessori, the leading manufacturer of Montessori materials and furniture.

Join AMS or renew your membership on our secure server. If you prefer to apply/renew by mail or fax, you can use the downloadable PDF application. For more information, e-mail membership or phone 212-358-1250 x301.



American Montessori Society  
281 Park Avenue South, New York, NY 10010-6102  
212-358-1250 p 212-358-1256 f  
www.amshq.org

### AMS Individual Membership Application/Renewal

Apply/renew online: [www.amshq.org/membership](http://www.amshq.org/membership)

By mail: American Montessori Society, 281 Park Avenue South, New York, NY 10010

By fax: 212-358-1256

Information: Carla Hofland: [carla@amshq.org](mailto:carla@amshq.org) or 212-358-1250 x 302

Name \_\_\_\_\_ E-mail \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State/Province \_\_\_\_\_ Zip \_\_\_\_\_

Country \_\_\_\_\_

Phone (day) \_\_\_\_\_ Phone (evening) \_\_\_\_\_

This membership renewal/application will run July 1, 2008 – June 30, 2009.

#### Your Membership:

Check all that apply:

☐ I am a faculty member of an AMS-affiliated teacher education program (TEP)

TEP \_\_\_\_\_

☐ I am a Montessori-credentialed teacher

Credential Level \_\_\_\_\_ Month & Year Rec'd \_\_\_\_\_ TEP \_\_\_\_\_

\_\_\_\_\_

Your name as it appears on credential(s) \_\_\_\_\_

☐ This is a renewal membership. My member number is \_\_\_\_\_

☐ This is a new membership. I am a teacher.

☐ This is a new membership. I am not a teacher.

Select: Memberships except "\$25 Membership outside USA" include subscription to *Montessori Life*.

☐ \$55 Membership within USA – expires June 30, 2009

☐ \$25 Membership outside USA – expires June 30, 2009

☐ \$65 Membership outside USA (plus subscription to *Montessori Life*) – expires June 30, 2009

#### Payment:

Enclosed is my check or money order payable to the American Montessori Society in the amount of \$ \_\_\_\_\_

Check # \_\_\_\_\_ Payable in U.S. dollars and drawn on U.S. bank only.

Charge \$ \_\_\_\_\_ to my VISA MasterCard Discover Card

Cardholder \_\_\_\_\_ Account Number \_\_\_\_\_

Cardholder Address \_\_\_\_\_ City, State/Province \_\_\_\_\_

Zip/Postal Code \_\_\_\_\_ Country \_\_\_\_\_

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Signature \_\_\_\_\_

September 2008



**American Montessori Society**  
281 Park Avenue South, New York, NY 10010-6102  
212-358-1250 p 212-358-1256 f  
www.amshq.org

**AMS Individual Membership Application/Renewal**

Apply/renew online: [www.amshq.org/membership](http://www.amshq.org/membership)

By mail: American Montessori Society, 281 Park Avenue South, New York, NY 10010

By fax: 212-358-1256

Information: Carla Hofland: [carla@amshq.org](mailto:carla@amshq.org) or 212-358-1250 x 302

Name \_\_\_\_\_ E-mail \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State/Province \_\_\_\_\_ Zip \_\_\_\_\_

Country \_\_\_\_\_

Phone (day) \_\_\_\_\_ Phone (evening) \_\_\_\_\_

**This membership renewal/application will run July 1, 2008 – June 30, 2009.**

**Your Membership:**

Check all that apply:

☐ I am a faculty member of an AMS-affiliated teacher education program (TEP)  
TEP \_\_\_\_\_

☐ I am a Montessori-credentialed teacher  
Credential Level \_\_\_\_\_ Month & Year Rec'd \_\_\_\_\_ TEP \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Your name as it appears on credential(s) \_\_\_\_\_

- ☐ This is a renewal membership. My member number is \_\_\_\_\_  
☐ This is a new membership. I am a teacher.  
☐ This is a new membership. I am not a teacher.

**Select:** Memberships except "\$25 Membership outside USA" include subscription to *Montessori Life*.

- ☐ \$55 Membership within USA – expires June 30, 2009  
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**Payment:**

Enclosed is my check or money order payable to the American Montessori Society in the amount of \$ \_\_\_\_\_  
Check # \_\_\_\_\_ Payable in U.S. dollars and drawn on U.S. bank only.

Charge \$ \_\_\_\_\_ to my VISA MasterCard Discover Card

Cardholder \_\_\_\_\_ Account Number \_\_\_\_\_

Cardholder Address \_\_\_\_\_ City, State/Province \_\_\_\_\_

Zip/Postal Code \_\_\_\_\_ Country \_\_\_\_\_

Expiration Date \_\_\_\_\_ 3-Digit Security Code on Reverse of Credit Card \_\_\_\_\_

Signature \_\_\_\_\_

September 2008



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Education should be  
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Address all correspondence and make checks payable to:

North American Montessori Teachers' Association  
13693 Butternut Road  
Burton, OH 44021

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13693 Butternut Road  
Burton, OH 44021  
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- Please enter each member's information one at a time.
- After you have filled out the form for the first membership, click "submit" and, after reviewing that person's information on the next page, click "add to cart."
- This will take you to the shopping cart containing your order and total.
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- Enter the next member's information (you may have to type over the first person's information, if it is still displayed on the form), click "submit," review the information, and click "add to cart."
- Repeat these steps for all the people for whom you want to enter memberships.
- After you have entered all of your memberships into the shopping cart, click the "Check out now" button and complete the payment process.
- **When you get to the "Final Receipt" page, click "Exit" to be taken to the coupon code. All the members you have entered can use this code to shop with the discount.**

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- Don't use the form below.
- [Click here](#) for a printable form you can fill out and mail in with your check.
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Use this form to join NAMTA or renew your membership.

To change your address without joining or renewing, don't use this form. Use the *change of address form*. Fields marked with \* are *required*.

Please Indicate: ☐ New Member ☐ Renewing Member ☐ New Address

Last Name\*:  First Name\*: *Membership is for individuals only. No schools, please.*Home Mailing Address\*: *This information is used for our mailings. Please furnish your home mailing address.*City\*:  State\*:  Postal Code\*: Country\*:  Phone #:  Email\*: *\*Online Bibliography subscription requires current and correct e-mail address*☐ Check here if you do NOT want to be listed in the *Directory*.**If you are a new member and are Montessori trained, please give your training information:  
(Renewals: Your training information is already in our files.)**Location:  Affiliation: Date of Diploma:  Level of Course: 

Current Montessori Status: (Please check all that apply)

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Administrator | <input type="checkbox"/> Guide (Teacher) | <input type="checkbox"/> Montessori Parent   |
| <input type="checkbox"/> Trainee       | <input type="checkbox"/> Assistant       | <input type="checkbox"/> Program Coordinator |

**Please Select Type of Membership\*:**

- ☐ \$50 Annual Membership for U.S. Resident
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As soon as you complete the checkout process and pay for your NAMTA membership, click the "Exit" button at the bottom of the "Final Receipt" page, and you'll be taken to a coupon you can use to start shopping with the 10% discount!.

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2007-08 membership expires August 31, 2008. **Renew Now!**

## Join NAMTA Now ♦ 2008-2009 Individual Membership

Use this form to join NAMTA or renew your membership.

Please Indicate: ☐ New Member ☐ Renewing Member ☐ New Address

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Membership is for individuals only. No schools, please. Use the form below to list your school in the Directory.

Home Mailing Address \_\_\_\_\_

This information is used for our mailings. Please furnish your home mailing address.

City \_\_\_\_\_ State \_\_\_\_\_ Postal Code \_\_\_\_\_

Country \_\_\_\_\_ Phone \_\_\_\_\_ E-Mail\* \_\_\_\_\_

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If you are a new member and are Montessori trained, please give your training information:

Location \_\_\_\_\_ Affiliation \_\_\_\_\_

Date of Diploma \_\_\_\_\_ Level of Course \_\_\_\_\_

Give information on any additional courses on a separate sheet.

Current Montessori Status: ☐ Administrator ☐ Guide (Teacher) ☐ Montessori Parent  
☐ Trainee ☐ Assistant ☐ Program Coordinator

### Payment options:

☐ Check or money order enclosed (*Must be payable in U.S. currency and drawn on a U.S. bank.*)

☐ Credit card (*Please indicate type:* ☐ Visa; ☐ MasterCard; ☐ American Express; ☐ Discover *and fill out the information below:*)

Card Number: \_\_\_\_\_ Name on Card: \_\_\_\_\_

Expiration Date: (month/year) \_\_\_\_\_ 3- or 4-digit Authorization Code (found on front of AmEx, back of other cards): \_\_\_\_\_

Street Address where credit card bills are sent: \_\_\_\_\_

City, State/Province, Zip/Postal Code: \_\_\_\_\_

MAIL TO: NAMTA ♦ 13693 Butternut Road ♦ Burton, OH 44021 ♦ Questions? 440-834-4011

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Return by January 18, 2009, to have  
your name listed in the member section of  
*The NAMTA Directory.*

Check here if you do not want your name listed ☐

Office Use:

Entered \_\_\_\_\_

Card sent \_\_\_\_\_

## School Listing in the 2008-2009 NAMTA Directory

Use this form to list your school in *The NAMTA Directory*, published annually in March.  
This listing will also appear on the School Listing page of our Website.

Name of School \_\_\_\_\_

Mailing Address \_\_\_\_\_

This information is used for our mailings. Please furnish the school's mailing address.

City \_\_\_\_\_ State \_\_\_\_\_

Postal Code \_\_\_\_\_ Country \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-Mail\* \_\_\_\_\_

\*Institutional subscription to the NAMTA Online Bibliography requires a current and correct e-mail address.

Website \_\_\_\_\_

Please list other school locations (\$10 each) on a duplicate of this form.

Name of Administrator: \_\_\_\_\_

School Affiliation: (Note: Please indicate your official school affiliation, not diplomas of your teachers.)

☐ AMI ☐ AMS ☐ Other (please specify) \_\_\_\_\_

Is your school: ☐ Private ☐ Public ☐ Community/Charter

### Payment options:

☐ Check or money order enclosed (*Must be payable in U.S. currency and drawn on a U.S. bank.*)

☐ Credit card (*Please indicate type:* ☐ Visa; ☐ MasterCard; ☐ American Express; ☐ Discover *and fill out the information below:*)

Card Number: \_\_\_\_\_ Name on Card: \_\_\_\_\_

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City, State/Province, Zip/Postal Code: \_\_\_\_\_

MAIL TO: NAMTA ♦ 13693 Butternut Road ♦ Burton, OH 44021 ♦ Questions? 440-834-4011

- ♦ School Listings (\$10 each) ..... \$10 \_\_\_\_\_
- ♦ NAMTA Directory Purchase ..... \$18 \_\_\_\_\_
- ♦ NAMTA Online Bibliography\* ..... \$30 \_\_\_\_\_  
(requires current & correct e-mail address)
- Total Amount Enclosed ..... \$ \_\_\_\_\_

Return by January 18, 2009, to have  
your school listed in the *Directory*.

School listings received after  
January 18, 2009, cannot be  
published in the *Directory*.

This school listing is not a membership. Use the  
form above for individual memberships.

Office Use:

Entered \_\_\_\_\_

Programs offered (by age group):

- ☐ 0-3 ☐ 3-6 ☐ 6-9
- ☐ 9-12 ☐ 12-15 ☐ 15-18
- ☐ Other (please explain) \_\_\_\_\_

## MEMORANDUM

To: Loudoun County Planning Commission  
From: Thom and Effie Hall, Citizens to Preserve Lincoln Community  
Date: October 15, 2008  
Re: Impact on the Hall Home

We feel it necessary to address some of Mr. Sevilla's points about the minimal impact and buffering between the Nordahls' property and our home made in his power point presentation at the Planning commission's hearing on the night of September 18, 2008. We also will clarify some of the issues regarding this special exception.

The points to be addressed in the following document are outlined below:

1. Our home is not just our house.
2. Distances referred to in the applicant's presentation were misleading.
3. Actual distances and photos from our home.
4. Power point photos of the applicant focused on tree canopy, giving a false representation of buffering.
5. Natural topography of applicant's property amplifies any and all noise UP toward us.
6. Guests at Nordahl functions have unknowingly wandered onto our property. How will they assure us that this will not continue to happen once a school is established?
7. We have yet to see a buffering plan from the Nordahls.
8. Location of various activities at the school requires buffering of the entire property..
9. Buffering issues should NOT be left to site plan review.

### **1. Our home is not just our house.**

Our family of 2 adults and 3 sons, ages 13, 12 and 9 live on our 5 acre property. We live outside our house and inside our house. We walk our dog, play sports, play on the play set, feed and watch the birds, sit on the bridges and swim and play in the creek. We bought this property because we loved its setting NOT because we loved the house itself. We sit outside in our hammock or on our benches and enjoy the beautiful environment that this place provides.

For the applicant's attorney to emphatically state that we will not be impacted by the addition of even 30 children on the playground at a time or the cars of 117 children and their teachers rolling through their gravel lot four times a day is his opinion—not fact.

PLEASE realize that this special exception will severely impact us. Our home is not just the house—it's the property we live on and we do LIVE outside a great deal.

### **2. Distances were misleading.**

When Mr. Sevilla stated that the playground area lies 390 feet from our property we assume he meant our house. Despite the fact that our house lies approximately 210 feet from their playground we still can see and hear activity in their playground area.

### **3. Actual distances and photos from our home.**

As you will see in the attached photos:

- Our property line is 38 feet from the Nordahl's playground area.
- The parking lot is 17 feet from the field that we use for various sporting activities.
- Springdale's back property is less than 100 feet from our back porch.
- Our bridge is behind the Nordahls' house and it and our property on the other side of our bridge are approximately 100 feet from the playground area.

### **4. Photos of the applicant focused on trees and tree canopy.**

Tree canopy is NOT a measure of buffering. Mr. Sevilla's photos attempted to show a solid mass of green created by the trees. The trees do NOT create a solid mass through which we cannot see their property from our house. In addition, many of the trees are deciduous, which means that during four to five months of the year, there is no screening effect provided by those trees.

### **5. Natural topography of applicants' property amplifies sound.**

There is a common theme in all natural and man made amphitheaters: you create a bowl, which amplifies the sound upward from the sound's origin to the listeners. Our house sits on a hill approximately 30 feet above the Springdale playground. We hear the activities in their yard as well as the arrival and departure of every car from their parking lot.

On Sunday, October 5, 2008, the Nordahls had 4 families over. We were inside our home when we heard the sound of a child squealing. We then went outside to our front porch and could clearly hear the instructions of Duck Duck Goose being explained. We sat down beside our house and listened. After a short round of Duck Duck Goose, the Silent Game was explained and played. It was amazing how clearly I could hear the words of both the adults and the cries of joy of the children. They were playing on the far side of their yard—not on our side of their yard. This area is at least 340 feet from our house and we could hear them inside our home. The amphitheater effect was definitely working. Later we were near our driveway down in our field when we heard the guests saying their good byes, and the parents urging their children to their parked vehicles.

We shudder to think what ongoing recess and the arrival and departure of more than 117 cars twice a day to their property will do to the quiet of our home. We have no objection to hearing the neighbor's child playing outside with her guests. However, hearing recess of 30 or more children (number suggested by the Planning Department) throughout the day creates an unfair burden on us! In addition, they plan to use the entire property for their outdoor educational activities, and thus the outside activities could be ongoing throughout the day with staggered recesses and other classes outside for enrichment activities.

### **6. Guests at Nordahl functions have wandered onto our property.**

There are two bridges crossing a major stream behind the Springdale playground area. When children run through their yard, they cross our bridge and proceed onto our property. We even heard their daughter at one gathering call out, "This is not our property!" as she followed her guests

along our side of the stream. What will prevent this from occurring once a school is established? We have serious liability concerns regarding this issue.

We have property on the other side of our bridge, which looks just like their property. Will there be buffering along that border?

#### **7. We have yet to see a buffering plan from the Nordahls.**

As explained in the letter we sent to the Planning Department and PC and BOS on September 4, 2008 (see copy of our letter to you in Volume 1 at Section { }, we were invited to Springdale by registered letter to see the buffering/landscaping plan. The Nordahls did not produce a buffering/landscaping plan and then proceeded to argue the merits of their project at which point we left.

#### **8. Location of various activities at the school requires buffering of the entire property.**

We have only the school's website to tell us where the children's activities will take place. (see below for excerpt from <http://www.springdalemontessori.com/>)

*"...In addition to teaching in the true spirit of Maria Montessori, Springdale Montessori School's unique rural and historic location will also offer many ways for the children to interact with the natural world and learn the importance of preserving our local heritage:*

- There will be a prepared area where the children, with help from some of our local farmers & local gardeners, learn how to plant and tend a vegetable or flower garden.*
- They may be visited by local animal friends such as cows, ponies, lamas, or even a lamb in our school's 100+ year old original stone & wood barn. ..."*

We have heard no details about where these activities will take place. The Nordahls also told us in that they planned nature walks for the woods behind our home.

Because the school plans to use their property for their children's activities, the ENTIRE property border should have buffering/landscaping requirements.

#### **9. Buffering issues should NOT be left to site plan review.**

Because of the intensity of use requested by the Nordahls we feel very strongly that this issue of buffering should NOT be left to site plan review. The detrimental impact on our quality of life is too great!

According to the Loudoun County Special Exception Brochure,  
"...A Special Exception use is one which is not permitted by right. It is a use which has the potential to have a negative impact upon the health, safety and welfare of the adjoining properties or the community..."

This special exception has the potential to change the rural character of our home to that of a neighbor of a large scale commercial venture. The commotion generated by the cars, parents, children and faculty is more than we should expect to bear on property zoned AR-1.

Effie Hall

Thom Hall

Zander Hall

Max Hall

C. J. Hall



**Springdale's playground is located approximately 38 feet from our property.**



**From the yard near the fence which is near the Springdale Property:**





**Springdale's parking lot is located approximately 17 feet from our property.**



**The parking lot --17 feet from our property:**





**Springdale's L-shaped back property wraps behind our house less than 100 ft from our back porch.**



**From our bridge, Springdale's playground is located approximately 100 feet from our property.**





**We can see the playground from our house even during the summer foliage.**



**Springdale's entrance from the road WITHOUT a wide angle lens:**



## MEMORANDUM

To: Members Loudoun County Planning Commission

From: Citizens to Preserve Lincoln Community

Date: October 15, 2008

Re: Applicant's Efforts to Communicate with Community  
SPEX 2007-0048

Over a year ago, in late June and early July 2007, Benny and Jane Nordahl met in private meetings with several adjoining neighbors and members of the Lincoln community to inform them of their plans. Soon after these meetings, leaders of the Lincoln community found there was a significant "misunderstanding" on what the Nordahls were communicating about the size and scope of the project. Some had the distinct impression the school would only be 20-25 students. Others were told the school could be well over 100 students.

**At this point, the community discovered the SPEX pre-application materials had already been filed by the Nordahls for minimum of 118 students and potential maximum of 190 students.** The community wanted an open public meeting with the Nordahls for them to state to the community what their development plans were for this property.

A number of people worked very hard to arrange a meeting sponsored by the Lincoln Community League (LCL) to provide the Nordahls an opportunity to present their plans in a public community setting at a neutral location, the Quaker meeting house. Community leaders initiated and arranged a **public community meeting sponsored by the LCL to be held on Monday July 16th, 2008.**

Given the substantial concerns of the community addressed to the Planning Department, representatives from the Planning Department, HDRC, as well as Supervisor Burton were to attend. On Friday July 13, the Nordahls advised Phil Daley as President of the LCL, they would not attend the community meeting as they "decided to table their current project and want to regroup and reconsider their options following the unexpected response from the community."

Since then, the Nordahls have refused all attempts to have any public or community meetings sponsored by the LCL or any community leader. In the fall of 2007, the Nordahls advised multiple community leaders that they had cancelled their plans for the school. *However, the plans were not cancelled, but instead they pursued their development plans with their attorney without any other disclosure to the community despite the significant concerns expressed by the community to them.*

1. **November 7, 2007, the Nordahls filed SPEX 2007-0048 to build a 117 student Montessori "school".** Since that filing date, despite numerous attempts by many people to have a public community meeting with the Nordahls, they have consistently refused to have any type of open forum community meeting to discuss their plans. The Lincoln community likes to give people the benefit of the doubt and encourages direct communication with its neighbors. *It took the community a while to realize that no matter how many people expressed concern to the*



Nordahls about the size and intensity of their proposed "school" being placed in the middle of the residential area, the Nordahls would not alter their plans.

2. November 9, 2007, select members of the community were sent certified letters by the Nordahls' attorney requesting a private meeting with their attorney and engineering professionals. No one felt comfortable to attend that type of a closed setting while surrounded by lawyers and engineers to argue any community concerns brought up.

During this time period, applicant's attorney sent a letter to Phil Daley, as President of the Lincoln Community League, and requested a meeting with the Nordahls. Mr. Daley advised Mr. Sevila that he would be happy to arrange a public meeting open to all through the LCL at a neutral location, but did not feel private meetings were the best solution. Neither the Nordahls nor Mr. Sevila ever responded to Mr. Daley's request for a public community meeting.

Within the last few weeks, Mr. Daley has sent a subsequent email letter to the members of the Planning Commission taking strong exception to the statement by Mr. Sevila at the public meeting and giving the true facts on that issue.

3. Late January 2008, the Nordahl's again notified select individuals requesting a meeting to be held at their home to discuss concerns about their application. This was not a community meeting as the vast majority of the community was unaware of this meeting. Again, their attorney would be present to answer any questions or concerns. Many invitees were hesitant to attend due to the adversarial atmosphere created with the applicant's attorney being present. The meeting was held on January 27, 2008 but it was just an attempt to convince attendees why this commercial project was good for the community. As the Nordahls themselves said in this meeting they only sent out invitations to select people. The members of the Citizens to Preserve Lincoln Community as well as members from the Lincoln Preservation Foundation attended. Many of the total number of attendees were members of the Citizens to Preserve Lincoln Community that had been formed to investigate this application. Although the applicant said they would consider concerns brought up at that meeting, specifically about size and intensity of the project, among others. However, not one concern brought up by those in attendance was ever addressed by the applicant.
4. April 19, 2008, the Nordahls sent a certified letter to only one of the seven adjoining neighbors, Thom and Effie Hall. The letter specifically stated the applicants had a detailed buffering plan and that they wanted to show the Halls the specifics of this plan. When the Halls met at the Nordahls they were surprised to hear the Nordahls admit they had no buffering plan to offer to the Halls to review (see detailed letter from Halls in Volume 1, Tab Section 6-1310 Standards, Landscape Buffer).
5. September 16, 2008, the Nordahls mailed a personal letter to several community members stating their desire to meet and discuss the proposed school. As this was received the day before the public Planning Commission meeting, there was no time to properly respond.
6. September 18, 2008. In his closing remarks to the Commission at the public hearing, Mr. Sevila stated that the Nordahls were willing to meet, were always willing to meet, and had held a well-attended community meeting, and that the Nordahls are always willing to meet and compromise on this application. This is a direct contradiction of what Jean Brown and Phil Daley of LCL both testified to the Planning Commission. Jean and Phil met with the Nordahls the week before the public meeting and specifically asked them if they would reduce the size

and scope of the school. The Nordahls have consistently refused to change anything in response to the overwhelming community concerns over the scale and intensity of this project. (See testimony from Jean Brown)

***Conclusion:***

***When we surveyed the 1,000 people in the community, one of their most frequent concerns and questions were why no community meetings or announcements were held about this application.***

There has been no real attempt by the applicant to have an open dialogue or discussion regarding the strong concerns of this community. Rather, the applicant only wants to convince the community that its unmodified original plans are right for the community.

***We have shown the overwhelming community opposition to this application at the public meeting on Thursday September 18, 2008, when approximately 60 people attended and over 50 people stood up and spoke out against this proposed development.***

## MEMORANDUM

To: Loudoun County Planning Commission  
From: Citizens to Preserve Lincoln Community  
Date: October 15, 2008  
Re: SPEX 2007-0048: The Issue of Grandfathering

The county staff and applicant have often referred to rights to parking lot dimensions and other issues based on the prior special exceptions. We are somewhat confused on the analysis of this property as if it has a link to any prior special exception. Perhaps the Commission can enlighten us, but this is our understanding:

1. **Private School.** The prior special exception was specifically limited to the prior owners and **did not transfer upon sale of the property.**
2. **Country Inn.** This special exception could have transferred to a new owner. In point of fact, the property was advertised for sale separately from its residential real estate listing as a bed and breakfast. The **Nordahls bought the property in July, 2005 and have used it as a residence every since.**

We understand from speaking with County staff, but cannot locate in the Zoning Ordinance, that **a special use exception grant presumptively expires upon two years after discontinuing the use.**

3. **Residence.** If that is the case, and this property is no longer under any special exceptions that govern it, **isn't this new special exception application to be treated and reviewed as a new matter?**

Aren't regulations to be applied by the county to an analysis of this special exception application regarding parking lots, flood-plains, water quality, environmental, and other issues supposed to be current regulations?



## MEMORANDUM

To: Loudoun County Planning Commission  
From: Citizens to Preserve Lincoln Community  
Date: October 15, 2008  
Re: Springdale Guard Rails

There was a guard rail put up in front six weeks ago on the LeSourd property where the land is totally flat or is a berm that is obviously not in need of any protection. The guardrail ends at the Nordahl-LeSourd property line.

Jeff LeSourd met with Jerry Pauley of VDOT on September 10, 2008 to show him what had been done. It appears that the subcontractor for VDOT decided not to install guard rails over the steep drop off that occurs on the Nordahl property due to the impossible ability to put a guard rail on such a narrow road at the site of the drop off. It is believed that no guard rail will be possible at this location, making the steep drop off closely located to the barn/school building a **significant safety hazard** for the children of the school and drivers—especially in inclement weather.

Because they could not put the guard rails where they were supposed to go, instead, the LeSourds are saddled with guard rails located at their berm and entrance to their back fields. This guard rail, put in without any notice to the LeSourds, completely cuts off their Lincoln Road access to fields where their cattle and other agricultural operations are.

The LeSourds were informed that VDOT will not remove this unsightly, unnecessary, and totally ineffective guard rail on the LeSourd property.

## **MEMORANDUM**

**To:** Loudoun County Planning Commission  
**From:** Citizens to Preserve Lincoln Community  
**Date:** October 15, 2008  
**Re:** Alternative Child Care Availability in Purcellville and Surrounding Area

During the week of October 13, 2008, we contacted 15 Loudoun County child care centers in the Purcellville area (Purcellville, Middleburg, Lovettsville, Philomont, Bluemont, Hillsboro, Round Hill, Leesburg). Out of the 15 child care centers, 11 of which are west of Leesburg, only one was full. Two others were some classes that were full. All of the others had many spaces available in a number of different programs.

## MEMORANDUM

To: Loudoun County Planning Commission  
From: Citizens to Preserve Lincoln Community  
Date: October 15, 2008  
Re: Alternative Montessori Schools in Purcellville

Please be advised that there is a current Special Use Application SUP 08-03 pending with the Town of Purcellville for Villa Montessori LLC at 417B Browning Court (adjoining properties are all in light industrial/office park). The school and child care center will serve 50 children and is conveniently located near Hirst Road used by commuters to access Route 7. This site is located just 3.3 miles from Springdale.

We also understand that owners of another Montessori school in the county have inquired at the Purcellville Planning Department regarding potential commercial sites of interest for a Montessori school. To date, no special use application has been filed by this owner.

**Parking 4-a)**



**Parking 4-b)**





**Parking 4-c)**



**Parking 4-e)**





**Springdale's playground is located approximately 38 feet from our property.**



**From the yard near the fence which is near the Springdale Property:**





**Springdale's parking lot is located approximately 17 feet from our property.**



**The parking lot --17 feet from our property:**





**Springdale's L-shaped back property wraps behind our house less than 100 ft from our back porch.**



**From our bridge, Springdale's playground is located approximately 100 feet from our property.**





**We can see the playground from our house even during the summer foliage.**



**Springdale's entrance from the road WITHOUT a wide angle lens:**

